LIBER BLUE GROUP DOO SUBOTICA
Br. 1174
26.10. 2021. god.

CONTRACT NO. 2021-ERGS-XSTL-QT-001

LEASE CONTRACT

LESSOR: LIBER BLUE GROUP DOO SUBOTICA

LESSEE: SHANDONG LUQIAO GROUP CO. LTD
OGRANAK BEOGRAD-Novi Beograd

LEASE CONTRACT

Concluded on 26.10.2021, in Subotica between:
签订日期：2021.10.26，签订地点：苏博蒂察

- **LIBER BLUE GROUP DOO SUBOTICA**, Isidore Sekulić no. 10, Subotica, MB: 08798257, PIB: 103096904, represented by the legal representative director Stefan Mališanović, in the capacity of the Lessor and its legal successors (hereinafter: the Lessor).
  LIBER BLUE GROUP DOO SUBOTICA，苏博蒂察市 Isidore Sekulić 10 号，公司编号（MB）：08798257，税号（PIB）：103096904，法定代表人：Stefan Mališanović，作为出租人和法定继承人（以下称"出租人"）。

and

- **SHANDONG LUQIAO GROUP CO. LTD OGRANAK BEOGRAD-Novi Beograd**, MB: 29508739, PIB: 112302292, based in New Belgrade, Trg prijateljstva Srbije I Kine 4, represented by the branch legal representative director Zhongyun Yang and its legal successors (hereinafter: the Lessee).
  山东省路桥集团有限公司 - 贝尔格莱德分公司，公司编号（MB）：29508739，税号（PIB）：112302292，地址：新贝尔格莱德市，中塞友谊广场 4 号，分公司法定代表人（法定继承人）：杨忠允（以下称"承租人"）

UGOVOR O ZAKUPU

Zaključen dana 26.10.2021, godine u Subotici između:

- **LIBER BLUE GROUP DOO SUBOTICA,** Isidore Sekulić br. 10, Subotica, mat.br. 08798257, PIB: 103096904, koje zastupa zakonski zastupnik direktor Stefan Mališanović, u svojstvu zakupodavca i pravnog sledbenika (u daljem tekstu: Zakupodavac).

i

- **SHANDONG LUQIAO GROUP CO. LTD OGRANAK BEOGRAD-Novi Beograd**, MB: 29508739, PIB: 112302292, sa sedištem na Novom Beogradu, Trg prijateljstva Srbije i Kine 4, , koje zastupa zastupnik ogranka direktor Zhongyun Yang ujedno pravni sledbenik (u daljem tekstu: Zakupac).

Article 1. The Lessor leases real estate registered in the list of real estate under no. 829, parcel number 94, city land outside the border of GGZ, field 1st Class, in the total area of 54430m2, and the Lessee leases industry land, according to the conditions of this Contract. 出租人出租土地登记编号为 829，地块号为 94，GGZ 边界外的城市土地，一等地，总面积 54430 平方米，承租人按本合同条件租赁工业用地。	**Član 1.** Zakupodavac daje u zakup nepokretnost, koja je upisana u list nepokretnosti pod br. 829, parcela broj 94, gradsko zemljište van granice GGZ, njiva 1. Klase, u ukupnoj površini od 54430m2, a Zakupac prima u zakup industrijsko zemljište, prema uslovima iz ovog ugovora.
This lease Contract is concluded for a specific purpose – building temporary living houses, setting up temporary containers, facilities, hangars / warehouses, holding machinery etc., and so that the Lessee can perform activities and work because of which, as a foreign company, it was founded in the Republic of Serbia, which is the construction of a modern railway that is of public state importance. 承租人是一家成立于塞尔维亚的外资公司，承建一条国家级的现代化铁路。租赁此地块用于建造临时生活房屋，放置临时集装箱房、设施、机库/仓库、存放机械等。	Ovaj ugovor o zakupu se zaključuje radi određene namene – postavljanja privremenih privremenih kuća, kontejnera, objekata, hangara/magacina, držanja mehanizacije i drugo a kako bi Zakupac mogao da obavlja delatnost i radi posao zbog koga se, kao inostrana firma i osnovala u Republici Srbiji a to je izgradnja moderne železnice koja je od javnog državnog značaja.
Attached to the Contract is a list of real estate and specifications and sketches of plots. 合同附有地产清单和说明以及地块草图。	U prilogu Ugovora je lista nepokretnosti i specifikacija i skica parcela.
Article 2 The Contract is concluded for a definite period of time for a period of 5(five)years. 合同期限：5 年	**Član 2.** Ugovor se zaključuje na određeno vreme za period od 5 /pet/ godina.
The duration of the Contract will be calculated from the day of concluding this Lease Contract.	Vreme trajanja ugovora će se računati od dana zaključenja ovog ugovora o zakupu.

合同期限自本租赁合同签订之日起计算。	
If the contracting parties agree to continue the lease after the expiration of this Lease Contract, an annex to this Contract shall be made 30 days prior its expiration, with the same price indicated in Article 4. The contracting parties agree that the Lessee has the right of pre-emption and priority to extend the Contract after the expiration of the lease under this Contract. 如果合同双方同意在本租赁合同期满后继续租赁，应在合同期满前 30 天按第四条规定的相同价格作为本合同的附件。合同双方同意承租人在租赁期满后享有优先延长合同权	Ukoliko ugovorne strane nakon isteka ovog Ugovora o zakupu postignu saglasnost da se zakup nastavi, o tome će se sačiniti aneks ovog Ugovora 30 dana pre isteka Ugovora, sa istom cenom naznačenom u članu 4. Ugovorne strane saglasno dogovaraju da zakupac ima pravo prečeg zakupa i prioritet produženja Ugovora nakon isteka zakupa po ovom Ugovoru.
Article 3 The Lessee enters into possession of the real estate referred to in Article 1 of this Contract on the day of signing the said Contract by the legal representatives of the contracting parties. During the handover of the leased object, the contracting parties made recordings (of the condition in which the leased object was at the time of entering into it) and which the contracting parties consider authentic. 承租人自合同双方法定代表人签署本合同之日起，取得本合同第一条所描述的地块。在租赁物的交接过程中，合同双方应记录租赁物现状情况并进行双方签认。	**Član 3.** Zakupac u posed nepokretnosti iz čl.1 ovog Ugovora ulazi danom potpisivanja predmetnog Ugovora od strane zakonskih zastupnika ugovornih strana.Prilikom primopredaje predmeta zakupa, ugovorne strane su sačinile snimke (o stanju u kom se predmet zakupa nalazi u momentu stupanja u isti) a koje snimke strane smatraju autentičnim.
Article 4 The contracting parties agreed that the total rent gross amount is 75.000,00 EUR (in words: seventy-five thousand 00/100) in 5/five/year's period. For the first year (2021-2022), the Lessee shall pay 35,000 euros, and for the next four years (2022-2026), the Lessee shall pay 10.000,00EUR annually. 合同双方约定五年租金总额为 75,000 欧元	**Član 4.** Ugovornestrane su se usaglasile da ćeukupna brutocena zakupa za 5/pet/ godina biti 75.000,00EUR(slovima: sedamdesetpethiljadaeura 00/100). Za prvu godinu(2021-2022), zakupac će platiti 35,000 eura, a za naredne četiri godine (2022-2026), Zakupac će plaćati po 10.000,00EUR godišnje.

（大写：柒万伍仟元整）。第一年（2021-2022），承租人支付 35000 欧元，接下来四年（2022-2026），承租人每年支付 10000 欧元。	
The contracting parties agreed that the total rent gross amount and the annual payment amount are tax-inclusive, and the lessee will not bear any taxes. 合同双方同意租金总额及每年支付的金额均为含税金额，承租人将不承担任何税款。	Ugovorne strane su se saglasile da ukupan bruto iznos zakupnine i iznos godišnje uplate uključuju porez, a zakupac neće snositi nikakve poreze.
The Lessor will issue an invoice for each year of the lease in the period between October/November for the annual lease period. 租赁期限内，出租人将在每年 10 月至 11 月期间开具发票。	Zakupodavac je dužan da izda fakturu za godišnji zakup svake godine pojedinačno u periodu Oktobar/Novembar.
The Lessor is obliged to issue an invoice no later than November 15 of the current lease year in the sense for the period 2021/2022, 2022/2023, 2023/2024, 2024/2025, 2025/2026. 在 2021 年至 2026 年租赁期间，出租人有义务在每年度 11 月 15 日前开具发票。	Zakupodavac je dužan da izda fakturu najkasnije do 15. novembra tekuće godine za period zakupa 2021/2022, 2022/2023, 2023/2024, 2024/2025, 2025/2026.
The Lessee is obliged to pay on the basis of the invoice issued in this way no later than 14 days from the day of receipt, with the right to object within 5/five/days from the receipt of the invoice in case there is any type of error on the issued invoice. 承租人有义务在收到发票之日起 14 天内付款，且有权在收到发票之日起 5 天内提出异议。	Zakupac je dužan da na osnovu ovako izdatih faktura izvrši plaćanje najkasnije u roku od14 od dana prijema računa, s pravom prigovora u roku od 5/pet/ dana od prijema računau slučaju da postoji neka greška na izdatoj fakturi.
The contracting parties have agreed the Lessee pays the rent in dinars at the middle exchange rate of the NBS on the day of payment. 合同双方约定，在付款当日，承租人按塞尔维亚国家银行的中间汇率以第纳尔支付	Ugovorene strane su se usaglasile da zakupac plaća zakup u dinarima po srednjem kursu NBS na dan plaćanja.

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租金。	
Article 5 All costs charged to the real estate that is the subject of the lease, which relate to the costs of electricity and water, are borne by the Lessee. 租赁土地的所有水电费用由承租人承担。	**Član 5.** Sve troškove koje terete nepokretnost koja je predmet zakupa, a koji se odnose na troškove struje i vode, snosi zakupac.
Article 6 The Lessee may not sublease the parcel in question to a third party. 承租人不得将土地转租给第三方。	**Član 6.** Zakupac ne može predmetnu parcelu izdati u podzakup trećem licu.
The Lessee will not be liable for any type of damage that may occur on the leased real estate due to force majeure, or caused by natural disasters or third parties. 因不可抗力、自然灾害、第三方造成的任何类型的损害，承租人不承担责任。	Zakupac neće biti odgovoran za bilo koju vrstu štete koja na zakupljenim nepokretnostima eventualno nastane usled više sile, ili koju prouzrokuju prirodne nepogode ili treća lica.
Article 7 The Lessor undertakes to enable the Lessee to freely use the real estate that is the subject of the lease, for the entire agreed period of the lease. The Lessor shall assist the Lessee to build the temporary camp for living space, offices and other necessary facilities. In this sense, the Lessor shall sign all types of pleas and requests, take over decisions and other resolutions, to issue all types of consents and other to all public authorities (state and local / city), to public companies, Real Estate Cadastre, Ministry of Interior of RS – Police Administration of Subotica and other, so that the Lessee could complete all infrastructural works and adjust the leased land to its aim and purpose because of which it is being leased. 出租人承诺。承租人在整个约定的租赁期内可自由使用所租赁地块。出租人有义务协助承租人建设用于居住空间、办公场所及其他必要设施的临时营地。 从这个意义上说，出租人有义务协助承租	**Član 7.** Zakupodavac se obavezuje da omogući Zakupcu nesmetano korišćenje nepokretnosti koje su predmet zakupa, za ceo ugovoreni period trajanja zakupa. Zakupodavac će pomoći Zakupcu u izgradnji privremenog kampa za stambeni prostor, kancelarija i drugih neophodnih objekata. U ovom smislu, Zakupodavac će potpisati sve vrste zahteva i molbi, preuzeće na sebe rešenja i odluke, da izda sve vrste saglasnosti i drugo prema svim javnim organima (državnim i lokalnim/gradskim), prema javnim preduzećima, Katastru nepokretnosti, MUP RS - PU Subotica i drugo, a kako bi Zakupac mogao sve infrastukturne radove da okonča i prilagodi zakupljeno zemljište svojoj nameni i svrsi zbog čega se isto i uzima u zakup.

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人获得所有公共当局（州和地方/城市）、房地产管理局、塞尔维亚内政部-苏博蒂察警察局及其他机构的许可，以便承租人能够完成所有基础设施工程，并根据租用目的调整正在租用的土地。	
The Lessor undertakes to compensate the Lessee for any damage arising from ownership or any other dispute over leased real estate, or the rights of third parties on any grounds and undertakes not to alienate or encumber the real estate subject to the lease, or encumber any rights of third parties, for the entire agreed lease term. 在整个租赁期限内，出租人承诺赔偿承租人因租赁土地的所有权或任何其他纠纷以及因第三方权利而造成的任何损害，并承诺不转让或侵占该租赁土地，也不侵犯第三方的任何权利。	Zakupodavac se obavezuje da zakupcu naknadi eventualnu štetu koja proistekne iz svojinskog ili nekog drugog spora o zakupljenim nepokretnostima, ili prava trećih lica po bilo kom osnovu i obavezuje se da nepokretnosti koje su predmet zakupa neće otuđiti, niti opteretiti bilo kakvim pravima trećih lica, za ceo ugovoreni period trajanja zakupa.
There are no mortgage and other debt disputes over the leased land. In case of any mortgage and other debt disputes, the Lessor shall bear the corresponding responsibilities. 租赁土地没有抵押贷款和其他债务纠纷。发生抵押和其他债务纠纷的，出租人应当承担相应的责任。	Zemljište koje se daje u zakup nema hipoteke niti postoje bilo koji drugi novčani sporovi vezani za to zemljište. U slučaju sporova oko hipoteke i drugih novčanih dugova vezanih za to zemljište, Zakupodavac će snositi sve odgovornosti.
Article 8 The Lessor specifically points out that he is acquainted with the intentions of the Lessee which works will be undertaken on the subject plot, as well as for what needs the lease is performed, and he unconditionally agrees that after the expiration of the lease the Lessee is not obliged to return the real estate to its previous condition, neither to pay the eventual damage because of the decreasing of the land value. The Lessee shall remove and keep the containers. 出租人知晓承租人在所租赁地块上施工的	**Član 8.** Zakupodavac posebno ističe da je upoznat sa namerama zakupca koje radove će preduzeti na predmetnoj parceli, kao i za koje potrebe se vrši zakup, te je bezuslovno saglasan da nakon isteka zakupa, zakupac nije u obavezi da predmetnu nepokretnost vrati u pređašnje stanjeniti nadoknadi eventualnu štetu zbog umanjenja vrednosti parcele. Zakupac će ukloniti i zadržati kontejnere.

意图及需要，并无条件地同意租赁期满后，承租人没有义务将地产恢复原状义务，也不支付因土地贬值导致的损失。承租人将拆除并保存集装箱。	
Article 9 The Lessee may unilaterally terminate this Contract even before the expiration of the agreed lease period, with a notice period of 30 days, from the date of receipt of written notice of termination of the Contract. 承租人可以在约定的租赁期届满之前单方面终止本合同，通知期为 30 天（自出租人收到终止合同的书面通知之日起）。	**Član 9.** Zakupac može jednostrano otkazati ovaj ugovor i pre isteka ugovorenog perioda trajanja zakupa, uz otkazni rok od 30 dana, od dana prijema pisanog obaveštenja o otkazu ugovora.
The Lessor may unilaterally terminate this Contract in accordance with the provisions of the Law on Obligations even before the expiration of the agreed lease term, and the Lessor has to pay back the Lessee the payment made in advance to the Lessor and the damage, loss made to the Lessee arsing from the termination within 15days after termination of the Contract. The related losses including but not limited to the construction cost, transportation cost, materials cost, management cost, and any other costs which related with finding new land and building for new camps. The Lessor should give a notice period of 90 days at least to the Lessee before termination of this Contract. 出租人可以依照法律规定在约定的租赁期届满之前单方面终止本合同，出租人必须在 15 天内向承租人偿还预付款项，以及因终止而遭受的损失。相关损失包括但不限于建筑成本、运输成本、材料成本、管理成本以及与寻找新土地和建造新营地相关的任何其他成本。出租人应在本合同终止前至少 90 天通知承租人。	Zakupodavac može jednostrano otkazati ovaj ugovor u skladu sa odredbama Zakona o obligacionim odnosima i pre isteka ugovorenog perioda trajanja zakupa.Zakupodavac ima dužnost da u roku od 15 dana od otkazivanja Ugovora isplati natrag Zakupcu unapred plaćenu sumu koja je bila plaćena Zakupodavcu, kao i gubitak i štetu nastale nakod raskida Ugovora. Gubici uključuju, ali nisu ograničeni na troškove izgradnje, troškove transporta, troškove materijala, troškove upravljanja i sve ostale troškove koji se odnose na pronalaženje zemljišta i izgradnje novih kampova. Zakupodavac je dužan da Zakupcu da otkazni rok od najmanje 90 dana pre raskidanja Ugovora.
The Lessee has the ownership of all buildings and assets on the real estate, and the Lessee has the right to dispose of these	Zakupac ima vlasništvo nad svim zgradama i imovinom i Zakupac ima pravo da

buildings and assets in his own way, before the termination of this Contract. In the event that the Lessee, after leaving the property, and after the termination of the Contract, wants to leave certain containers or a facility, the Lessor has no obligation to pay him any compensation in accordance with Article 8 of this Contract. 承租人拥有地块上所有建筑物和资产的所有权，承租人有权在本合同终止之前以自己的方式处置这些建筑物和资产。合同终止后，承租人若留下集装箱或设施，出租人无须按照本合同第 8 条向承租人支付任何赔偿。	raspolaže tim zgradama i imovinom na način koji želi pre raskida ovog Ugovora.U slučaju da Zakupac nakon izlaska sa poseda, a po raskidu ugovora, želi da ostavi određene kontejnere ili pak neki objekat, Zakupodavac nema obavezu da mu plati bilo kakvu naknadu a u svemu shodno članu 8. ovog ugovora.
The contracting parties may terminate this Contract by agreement at any moment. 合同双方同意在任何时候可通过协议终止本合同。	Ugovorne strane mogu sporazumno raskinuti ovaj ugovorsvakog momenta.
Article 10 The Lessee undertakes to return to the Lessor in the immediate state of the real estate that is the subject of the lease upon the termination of this Contract on any basis, the termination date should be informed 90/in words: ninety/days in advance before the final termination date come, as stated in Article 9. 承租人承诺在本合同终止后，将租赁地块（即时状态/合同终止时的状态）归还出租人，如第 9 条所述，终止日期应提前 90 天通知出租人。	**Član 10.** Zakupac se obavezuje da po prestanku ovog ugovora po bilo kom osnovu, Zakupodavcu vrati u neposrednu državinu nepokretnosti koje su predmet zakupa. Datum prekida ugovora treba da se nagovesti 90 /slovima: devedeset/ dana unapred, kao što je napisano u članu 9.
The Lessor shall not claim any loss or damages from the Lessee or its legal successors, after termination of the Contract. 合同终止后，承租人不得在向承租人或其法定继承人进行任何索赔。	Zakupodavac, nakon isteka ugovora,neće tražitinikakvu nadoknadu za oštećenje ili gubitak napravljen od strane zakupca ili pravnih sledbenika.
Article 11 The provisions of the Law on Contracts and Torts, if necessary, other positive legal	**Član 11.** Na sve što nije regulisano ovim ugovorom primenjivaće se odredbe Zakona o

regulations of the Republic of Serbia shall apply to everything that is not regulated by this Contract. 本合同适用于《合同与侵权法》，若有未尽之处，以塞尔维亚《合同与侵权法》为准。	obligacionim odnosima i po potrebi ostalih pozitivnopravnih propisa Republike Srbije.
Article 12 The contracting parties agree to resolve all possible disputes from this Contract amicably, and in case that is not possible, they agree on the local jurisdiction of the Commercial Court in Subotica. 合同双方同意友好解决本合同中所有可能的争端，若无法解决，双方同意于苏博蒂察市当地商业法院提起诉讼。	**Član 12.** Ugovorne strane su saglasne da sve eventualne sporove iz ovog ugovora rešavaju mirnim putem, a u slučaju da to nije moguće ugovoraju mesnu nadležnost Privrednog suda u Subotici.
Article 13 The contracting parties have read, understood and signed the Contract as a sign of acceptance. All amendments of this Contract must be made in written form. 合同双方在已阅读并理解本合同情况下签署合同。本合同的所有修改必须以书面形式进行。	**Član 13.** Ugovorne strane su ugovor pročitale, razumele i u znak prihvatanja ga potpisuju. Sve izmene ovog Ugovora moraju biti u pisanoj formi.
Article 14 This Contract is made in 4 identical copies, of which 2 copies are kept by each contracting party. The contract is written in English, Chinese and Serbian. In case of any discrepancy among these languages, the English version shall prevail. 本合同共 4 份，合同双方各执 2 份。 合同由中文、英文及塞尔维亚文编写。若存在分歧，则以英文版为准。	**Član 14.** Ovaj ugovor sačinjen je u 4 istovetna primerka, od kojih po 2 primerka zadržava svaka ugovorna strana.Ugovor je napisan na engleskom, kineskom i srpskom jeziku. U slučaju bilo kakvog neslaganja između ovih jezika, engleska verzija će imati prednost.
For matters not covered herein, the contracting parties may enter into an appendix or supplementary agreement, which shall have the same legal effect as the Contract. 对于本合同未涵盖的事项，合同双方可另	Ugovorne strane će sve što nije pokriveno ugovorom rešiti putem aneksa ili dopunskog sporazuma koji će imati istu zakonsku vrednost kao i sam ugovor.

行订立附件或补充协议，其法律效力与本合同一致。 The Lessor cannot pledge this Contract for the purpose of obtaining loans or for other purposes without consent of the Lessee. 未经承租人同意，出租人不得将本合同用于贷款或其他目的。	Zakupodavac ne može koristiti ovaj ugovor za dobijanje pozajmica ili u bilo koje druge svrhe bez pristanka zakupca.

LESSEE/ZAKUPAC

SHANDONG LUQIAO GROUP CO. LTD
OGRANAK BEOGRAD-Novi Beograd
Legal representative/Zak. Zastupnik
Zhongyun Yang

Bank of Deposit/Banka depozita :
Bank of China Srbija A.D. Beograd

Bank Account/žiro racum :
385020205000509564

E-mail : **sdhsvrsu@gmail.com**

LESSOR/ZAKUPODAVAC

LIBER BLUE GROUP DOO SUBOTICA
Legal representative /Zak. Zastupnik
Stefan Mališanović

Bank of Deposit/Banka depozita :
AIK banka

Bank Account/žiro racum :
1051491016

E-mail : **office@libergroup.rs**